

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Dean Scott
DOCKET NO.: 05-02327.001-R-1
PARCEL NO.: 16-2-03-25-04-402-004

The parties of record before the Property Tax Appeal Board are Dean Scott, the appellant; and the Madison County Board of Review.

The subject property consists of a one-story dwelling containing 1,392 square feet of living area. The subject is of frame construction that was built in 1986. Features of the home include a basement with 1,044 square feet of finished area, a 384 square foot garage and a boat dock.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted real estate listing sheets for two suggested comparable sales. The homes consist of a bi-level and a one-story, masonry or frame and masonry dwelling containing 1,430 and 1,476 above-grade square feet of living area. The homes were built in 1970 and 1973, respectively. They have an attached garage and a finished basement with a walk-out. The two homes sold in August and September 2005 for prices of \$212,500 and \$225,000 or \$143.97 and \$157.34 per square foot of living area with finished basement, including land, respectively. The appellant submitted another comparable that had a list price of \$285,000 or \$199.02 per square foot of living area with finished basement, including land, however, no actual sales information was provided. The appellant asserted the comparables sales were larger than the subject, however, the taxes were the same as or lower than the subject.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$64,830 was disclosed. The subject has an estimated market value of \$194,568 as reflected by its assessment and Madison County's 2005 three-
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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Madison County Board of Review is warranted. The correct assessed valuation of the property is:

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|--------|----|--------|
| LAND: | \$ | 18,820 |
| IMPR.: | \$ | 46,010 |
| TOTAL: | \$ | 64,830 |

Subject only to the State multiplier as applicable.

PTAB/eeb/Apr.08/2005-02327

year median level of assessments of 33.32% as determined by the Illinois Department of Revenue.

In support of the subject's estimated market value, the board of review submitted a grid analysis of same three comparables used by the appellant. The three sales comparables consist of one-story masonry or frame dwellings built between 1969 and 1993. They range in size from 1,431 to 1,476 square feet of living area. Features of these comparables include full basements with some finished area. One comparable has a car port and two have a boat dock. The homes sold from August 2005 to November 2005 for prices ranging from \$212,500 to \$275,000 or from \$143.97 to \$192.04 per square foot of living area with a finished basement, including land. The subject's assessment reflects a market value of \$194,568 or \$139.78 per square foot of living area with a finished basement, including land.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject property's assessment is not warranted. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2nd 1256 (2nd Dist. 2000). The Board finds the appellant has not overcome this burden.

Both parties submitted the same comparables that sold for prices ranging from \$143.97 to \$192.04 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$194,568 or \$139.78 per square foot of living area, including land. The subject's estimated market value is less than the most similar sales comparables contained in this record submitted by both parties. The Board gives no weight to the appellant's tax bill analysis or argument. See Section 1910.10(f) of the Official Rules of the Property Tax Appeal Board.

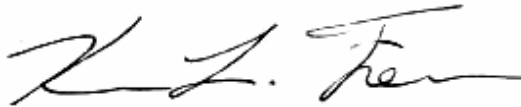
In conclusion, the Board finds the appellant has not demonstrated the subject property was overvalued by a preponderance of the evidence. Therefore, the Board finds the subject property's assessment as established by the board of review is correct and a reduction is not warranted.

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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member

Member

Member

DISSENTING:

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: May 30, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30

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days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.